

PREPARED BY AND RETURN TO:

 **Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 07-1300**

Indexing Instructions: 2.68 +/- ac in the SE 1/4 of 19-2-8
Nesbit, DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John R. Pounders, Sr. and Susan R. Pounders, husband and wife** do hereby sell, convey and warrant unto **S. Craig Robinson and Barbara Robinson, husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

2.68 acres being part of the southeast quarter of Section 19, Township 2 South, Range 8 West, DeSoto County, Mississippi and described as follows:

Commencing at the northeast corner of the southeast quarter of Section 19, Township 2 South, Range 8 West. Said point being in Fogg Road. Thence S 00° 25' 17" E – 1165.45' along Fogg Road to a point at the original northeast corner of the J. W. Pounders, Jr. 30 acre tract (Deed Book 142, Page 161). Thence S 89° 23' 12" W – 40' to an iron pin at a fence corner on the west right of way of Fogg Road. Said point being at the northwest corner of said 2.68 acres and the point of beginning. Thence S 00° 25' 17" E – 333.22' along the west right of way of Fogg Road to an iron pin at the southeast corner of said 2.68 acres. Thence S 89° 23' 12" W – 350.69' to an iron pin at the southwest corner of said 2.68 acres. Thence N 00° 25' 17" W – 333.22' to an iron pin at the northwest corner of said 2.68 acres and on the north line of the J. W. Pounders, Jr. 30 acre tract and a fence line. Thence N 89° 23' 12" E – 350.69' along the north line of the J. W. Pounders, Jr. 30 acre tract and a fence line to the point of beginning. Parcel being that property as recorded in Deed Book 266, Page 61 and Deed Book 481, Page 580, of the office of the Chancery Clerk of DeSoto County, Mississippi. Legal description as shown on survey by Jerry T. Stafford, RLS #2633, dated December 14, 2007, a copy of which is attached hereto as Exhibit "A".

Parcel # 2084-1900.0-00016.02

Property Address: 2205 Fogg Road, Nesbit, MS 38651

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 24th day of April, 2008.

John R. Pounders, Sr. (SEAL)
John R. Pounders, Sr.

Susan R. Pounders (SEAL)
Susan R. Pounders

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **John R. Pounders, Sr. and Susan R. Pounders, husband and wife**, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 24th day of April, 2008.



[Signature]
Notary Public

(SEAL)

My Commission Expires:

GRANTORS:

John R. Pounders, Sr. and Susan R. Pounders

4831 Nesbit, Rd

HOME: 4831 Nesbit, MS 38651

WORK: 662-429-0220

GRANTEES

S. Craig Robinson and Barbara Robinson

2205 Fagg Rd.
Nesbit MS 38651

HOME: none

WORK: 901-832-1571